Thursday December 21, 2023
1:00 p.m.

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Staff Reports

Each agenda item includes a link to download a staff report.

Errata Items

Information received after publication of the agenda and staff reports, if any, is available for download at the link below (see ‘Agenda for Upcoming Meetings’):
https://www.cityofsacramento.org/Community-Development/Meetings/Director-Hearings

Attendance Assistance

If you have general questions or require special assistant to participate in the meeting, call (916) 264-5011 or email commissionsubmit@cityofsacramento.org at least 48 hours prior to the meeting.
1. **Sacramento Bee Apartments (DR23-128) (Noticed 12/08/2023)**
   **Location:** 2100 Q Street, APN: 007-0324-005-0000 (District 4 Represented by Councilmember Valenzuela)
   **Entitlements:** Item A. Environmental Exemption: Exempt per Public Resources Code (PRC) section 21155.4; Item B. Site Plan and Design Review for the demolition of an existing building and construction of two, five-story apartment complexes with a total of 538 multi-unit dwellings and associated site improvements on a ±5.57-acre site within the General Commercial (C-2-SPD) Zone and Central City Special Planning District (SPD) with deviations to height standards; and Item C. Tree permit for the removal of five (5) City Street Trees and one (1) private protected tree.
   **Contact:** Zach Dahl, Associate Planner, 916-808-5584, ZDahla@cityofsacramento.org

   **Action of the Design Director:** project approved subject to conditions of approval and based on findings of fact.

2. **New House at 3536 20th Avenue (DR23-228) (Noticed 12/08/2023)**
   **Location:** 3536 20th Ave, APN: 020-0212-010-0000 (District 5 Represented by Councilmember Maple)
   **Entitlements:** Item A. Environmental Exemption (Per CEQA 15303- New Construction and 15332-Infill Development Projects); and Item B. Site Plan and Design Review to construct a new 1,268-square foot house on a vacant 0.1-acre lot within the Single-Unit Dwelling (R-1) Zone with a deviation to street-side setback development standards.
   **Contact:** Danny Abbes, Associate Planner, 916-808-5873, DAbbes@cityofsacramento.org

   **Action of the Design Director:** project approved subject to conditions of approval and based on findings of fact.

   **Location:** 1950 Arden Way, APN: 277-0271-007-0000 (District 2 Represented by Councilmember Loloee)
   **Entitlements:** Item A. Environmental Exemption: (Per CEQA 15308- actions that are undertaken to assure the maintenance, restoration, enhancement, or protection of the environment); Item B. Review of the Historic Landmark Nomination for the Home and Savings Loan Bank Building located at 1950 Arden Way with a recommendation to the Preservation Commission for review.
   **Contact:** Henry Feuss, Assistant Planner, 916-808-5880, HFeuss@cityofsacramento.org

   **Item continued to December 28, 2023.**
4. **3721 Truxel Road CUP (P23-020) (Noticed 12/08/2023)**

**Location:** 3721 Truxel Road, APN: 225-1040-010-0000 (District 3 Represented by Councilmember Talamantes)

**Entitlements:** Item A. Environmental Exemption (Per CEQA 15301-Existing Facilities); and Item B. Conditional Use Permit (CUP) major modification to a previously approved project (P96-056, Reso. 97-098) to change from an ABC Type 20 License (Beer/Wine) to ABC Type 21 License (Spirits) within an existing gas station convenience store in the Shopping Center (SC-PUD) Zone within the Natomas Marketplace Planned Unit Development.

**Contact:** Jose Quintanilla, Associate Planner, 916-808-5879, JQuintanilla@cityofsacramento.org

*Item continued to January 04, 2024.*

5. **3849 Y Street Tentative Parcel Map (Z23-068) (Noticed 12/08/2023)**

**Location:** 3849 Y St, APN: 014-0053-028-0000 (District 5 Represented by Councilmember Maple)

**Entitlements:** Item A. Environmental Exemption (Per CEQA 15332-Infill Development); Item B. Tentative Parcel Map to subdivide one 0.22-acre vacant lot into two lots within the Single-Unit Dwelling (R-1) Zone; and Item C. Site Plan and Design Review of the Tentative Parcel Map with deviations to development standards for lot size, lot width, and the creation of a parcel without public street frontage.

**Contact:** Danny Abbes, Associate Planner, 916-808-5873, DAbbes@cityofsacramento.org

*Action of the Zoning Administrator and Design Director: project approved subject to conditions of approval and based on findings of fact.*